

MINUTES

DRAFT

Annual General Meeting

Sunday, August 2, 2026 10:30 am – 12:22 pm

Hacienda, 2778 Vancouver Blvd, Savary Island, BC

Present: Trustee Chair Bryan Miles, Trustee Lee Davis, Trustee Brent Brucker, Administrator Janine Reimer, and 38 others, for a total of 42 attendees.

1. **Opening Remarks** Chair Bryan Miles
The Chair welcomed the attendees, and introduced the trustees and administrator.
2. **Approval of the Agenda** Moved Alain Bouffard, 2nd Brian Hester. Carried.
3. **Approval of Minutes of 2024 AGM** Moved John Revitt, 2nd Alain Bouffard. Carried.
4. **Chair's Report** Chair Bryan Miles

Bryan reported that SSID had been busy since last year's AGM with several ongoing issues, the main one being the failure of Generator-1 to start on command, expending time and money on trying to correct the problem. Lund Marine had explored mechanical possibilities, and Lund Electric was troubleshooting electrical. The next step would be for Cullen Diesel techs to review the system, and if the cause of the startup issue is not found, a new generator could be considered.

The Chair reported that the Drinking Water Officer had directed SSID to choose between either a permanent Water Quality Advisory or permanent chlorination of the system.

Bryan said that 2026 was the first year of collecting extra Asset Renewal levies for the purpose of replacing the upper tank. SSID had placed a large portion of the funds with the Provincial Municipal Finance Authority in a Pooled High Interest Savings Account, providing a safe investment with daily interest, and unlocked access to the funds.

Bryan reported that residential water consumption in 2025 had been 1,491,754 imperial gallons, or an 8.67 percent increase over the previous year 2025. This year, as at June 30, consumption is 11.72 percent above 2025, at 562,624 gallons. There were large water losses of approximately 50,000 gallons in May of this year due to curb stops not being shut off at the meter box.

The Chair closed with acknowledgement and thank you to subcontractor staff and trustees.

5. **Operator's Report**..... read by Trustee Brent Brucker

Brent read and explained System Operator Kerby Fisher's Report, starting with annual maintenance and flushing of the hydrants and end-of-line blowoffs, to replace any standing water with clean

drinking water. He said Kerby had replaced 4 hydrants so far, with 9 more to go in the hydrant replacement program, and that two more would be replaced in the fall at a cost of about \$14,000.

Brent said the operator had protected two underground air release valves with concrete lids. He had moved a meter box 15 feet to the correct location where it should have been installed 30 years ago, and had investigated and corrected some minor curbstop leaks. Kerby had completed annual inspections of the tanks, and addressed some minor deficiencies. He would be installing all new sample stations this fall.

Brent said the operator reported that bacteriological, full spectrum, and nitrates water sampling continued as required by Vancouver Coastal Health. Results in September and October 2025 showed 10 samples with coliforms, and a single E.coli bacterium, leading to a boil water advisory and chlorination of the water system.

Kerby's report had noted the water system to be in reasonably good operating condition for its age, and with continued asset management and maintenance should continue to provide excellent drinking water.

In other operations, Brent reported that Lund Electric had installed a timer in the pumphouse to run every evening from 8:30 to 9:30 to force-fill the tanks, to possibly prevent them from needing a refill in the middle of the night.

Brent said the purchase and installation of Generator-1 had been about \$26,000, and another \$23,000 had been spent on it since then. He said that If the ongoing troubleshooting should fail to solve the startup failures, the trustees might consider purchasing a replacement generator for about \$30,000 including installation costs.

6. Upper Tank, GARP, Five-Year Plan

6a. Upper Tank Administrator Janine Reimer

Janine referred to a chart showing the line items of the upper tank replacement, to explain how a \$175,000 tank in 2025 dollars, could amount to \$1.464 million in 2040 when all associated costs were included.

She said that recently, SSID had explored purchasing a plastic tank. The cost would be affordable now if a plastic tank were allowed to be placed on the existing steel tower rather than being on-ground with a pump to pressurize the water.

She said Vancouver Coastal Health's engineer might approve continued use of the existing steel tower if it could be shown to be structurally sound. A call to a structural engineer at tank inspection company Acuren informed SSID that the tower might get a favourable report, unless it is tilting, which is not unusual for structures on a sand foundation.

The structural engineer advised against installing a plastic tank however, because it would break down much sooner than a steel tank. He suggested the current steel tank could have a service life up to 150 years, so it might be advisable to rebuild the bottom panel of the tank rather than replacing the whole tank.

The administrator said that SSID's previous research into steel tank longevity and Acuren's 2025 tank report had pointed to a 65-year expected service life. This new estimated steel lifespan changed the options for dealing with the tank. The trustees had not yet had a chance to discuss, so any implications for tank replacement options, costs, and the associated tax plan were not available.

6b. Groundwater at Risk of Pathogens Trustee Lee Davis

Lee said the purpose of the day's discussion was to hear feedback on either permanent chlorination or a permanent advisory notice. She said SSID was required to advise property owners about the risk of viruses, and that property owners would be expected to advise anyone using water in their home. She showed a sample tent-card of a Water Quality Advisory. The sample was circulated through the attendees.

Lee noted there was no report at SSID of gastrointestinal outbreak now or ever in SSID's history.

She suggested that people review the Health Canada guide to enteric viruses that was available on the SSID website. The concern was about noroviruses, hepatitis A virus, hepatitis E virus, rotaviruses and enteroviruses. Lee explained how viruses could enter the wellhead area through established nitrates pathways. Once in the well water, the virus could be distributed in the drinking water.

She said lighter symptoms of gastrointestinal illness might be highly unpleasant without being life threatening. In vulnerable groups however, such as infants, young children, immuno-compromised, and the elderly, the illness could be more serious, including some chronic diseases, and possibly death. She read from a list of symptoms including nausea, vomiting, diarrhoea, abdominal pain, fever, malaise, anorexia, abdominal pain, joint pain, sore throat, rash, upper respiratory tract, jaundice, liver damage, and noted other complications identified in the Health Canada guide.

Lee read through the handout that listed some pros and cons of both the chlorination option and the water quality advisory. She said today's discussion would help create a survey that would go out to all the Savary Shores property owners, to help get enough input to make a decision that this community can accept.

6b(i). Discussion.

Pro-chlorination comments included:

- Chlorine taste is not always noticeable; the recommended 0.2 parts per million at the tap is undetectable.
- There are an increasing number of vulnerable people as the Savary community is aging.

- A permanent advisory in SSID unfairly implies that SSID water is less safe than other areas of the island.
- The advisory is not practical; it will be difficult to prevent a small child from drinking the water.
- Chlorination is safer, so there are no more worries.
- Chlorine taste can be easily removed, including chlorine removal devices for use at the tap.
- “It has been established” that chlorination is not deleterious to health.

Pro-advisory comments included:

- For people concerned about potential viruses, there are at-the-tap filtration products available. SSID could provide general information about such products.
- Why drink chlorine until there is an actual viral threat? If/when a virus is reported, chlorination could take place then.
- The unchlorinated water was a reason to move here.
- Getting the chlorination level right for human consumption is not always done properly, and can be unpleasantly strong tasting.
- Chlorine may not be good for health; I don’t want chlorine in my body.
- Chlorine will advance deterioration of the water system’s PVC distribution pipes.

6c. Five-Year Plan.....Bryan Miles

Bryan first recounted the costs of capital projects from 2025, then summarized the projects of the Five-Year Financial Plan from 2026 to 2030. He said the hydrant replacement program was skipped in 2025, and would continue in 2026. He reminded us of the upper tank inspection, and new electronics and solar panels added to pumphouse operation in 2025. He said two standpipes had been filled with sand, and controls moved to ground level. There had also been an unexpected diesel tank replacement last year. Regarding grant funds, SSID had met with the new MLA Randene Neill to help address the restrictions against improvement districts. Bryan said SSID had, and would continue to maximize its contribution to the asset renewal fund.

For 2026, Bryan said hydrants and sample stations would be replaced in the fall, and that the timer installation was complete.

For future years, Bryan summarized the ongoing capital projects of hydrant replacement, iron gate valve replacement, and tank inspections in 2029 and 2030. He said there were plans to purchase flow meters for installation at the tanks, and possibly a new flow meter at well-1 if necessary.

7. Financial Statements, Budget, Asset Mgmt Plan

7a. Financial Statements 2025 Janine Reimer

The administrator said the financial statements for 2025 were on SSID’s website, and had been linked to the Notice of AGM. She had provided a hardcopy spreadsheet of line items in reserves, revenue, expenses, and annual surplus, for the years ended 2024, 2025, and budgeted figures for 2026.

In comparing the year ended 2025 to the 2024 year end, the administrator noted the 2024 deficit of \$12,000 and last year’s surplus of \$8,000, and attributed the \$20,000 difference to the unanticipated expenses of a tank inspection and feasibility study in 2024, as well as the increase in tax revenue in 2025. She said reserves were higher in 2025 than 2024 because of higher capital costs in 2024. The 2025 reserves were lower than budgeted for the year partly because of the unanticipated replacement of the diesel tank. 2025 revenues were close to budget, except for interest and excess tolls. Expenses were about \$4,000 more than budgeted mainly because of money spent on an generator troubleshooting, and maintenance labour for cleaning up 2 fallen maple trees.

7b. Budget at June 30, 2026 Janine Reimer

The administrator reviewed the 2026 second quarter figures as compared to the second quarter 2025. She said reserves were over \$100,000 higher in 2026 because of the larger than usual tax increase. The \$100,000 increase in revenues was also a result of the tax increase. Expenses in 2026 were higher by about \$10,000, with increases showing in several line items, including diesel fuel at \$1,200 reflecting \$3.00 per litre. Expenses were about half of what had been budgeted, so were on track for 2026.

7c. Asset Management Plan Janine Reimer

The administrator referred to the financial model poster of the 14-year forecast of asset replacements to 2040. She also referred to a 5-year tax plan poster identifying yearly taxes to 2030, and how they affected the cashflow line shown in the financial model. She noted a steep cashflow climb to \$2.8 million, followed by an expenditure of \$1.5 million in 2024, and a remaining 1.7 million for other capital costs to come, possibly another tank replacement. This was based on the original plan for an on-ground tank replacement in 2040.

8. Appointment of the Accountant

The Chair called for a Motion THAT SSID re-appoint DMD as the accountant for 2025.
..... Moved Alain Bouffard, 2nd Bryan Miles. Carried.

9. Trustee ElectionBryan Miles

Previous trustee Bill Duncan had asked to speak before the election. He had some kind words for Bryan Miles, who was retiring after 20 years of being a trustee with SSID.

The Chair nominated Brian Hester for the three-year term vacancy. He called three times for other candidates from the floor. There being none, Brian Hester was acclaimed for the new term.

10. Trustee Remuneration Janine Reimer

The administrator said that at the 2023 AGM, a Motion had been passed to remunerate the trustees \$600 per year to acknowledge the work involved. She called for a Motion THAT the trustee remuneration be continued through the next year.

..... Moved Stuart Tobe, 2nd Reed Ferber. Carried.

11. Motion to approve the Financial Statements

..... Moved Alain Bouffard, 2nd Brian Hester. Carried.

12. Adjournment.....Moved Chair Bryan Miles.
Adjourned 12:22 pm.